

Doc No **A04945068**

Certified, filed and/or recorded on
May 2, 2022 2:05 PM

Office of the County Recorder
Ramsey County, Minnesota
Todd J. Jecker, County Recorder
Heather L. Bestler, County Auditor and Treasurer
Deputy 312 Pkg ID 1521661M

Document Recording Fee Abstract	\$46.00
<i>Document Total</i>	\$46.00

CERTIFICATE OF SURVEY

Proposed Lot Split Made For:

Mr. Pha Vue
Vue Residential Construction LLC
1648 Etna Street North
St. Paul, MN 55106

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

Coverage of land described by this instrument
is hereby approved and is entitled to recording
and subdividing.

CITY OF SAINT PAUL

for Paul Delmonico 4/21/22
Planning Administrator Date

Current Legal Description: (Warranty Deed)
Lots 26 and 27, Block 14, HARRISON AND HANDY'S ADDITION
TO THE CITY OF ST. PAUL, Ramsey County, Minnesota.

Proposed Legal Description Parcel A
Lot 27, Block 14, HARRISON AND HANDY'S ADDITION TO
THE CITY OF ST. PAUL, Ramsey County, Minnesota.

Proposed Legal Description Parcel B
Lot 26, Block 14, HARRISON AND HANDY'S ADDITION TO
THE CITY OF ST. PAUL, Ramsey County, Minnesota.

BASIS OF BEARINGS: THE SOUTH LINE OF LOT 26 HAS AN
ASSUMED BEARING OF S00°29'05"E.

SITE ADDRESS: 621 ARLINGTON AVENUE EAST, ST PAUL, MN 55130

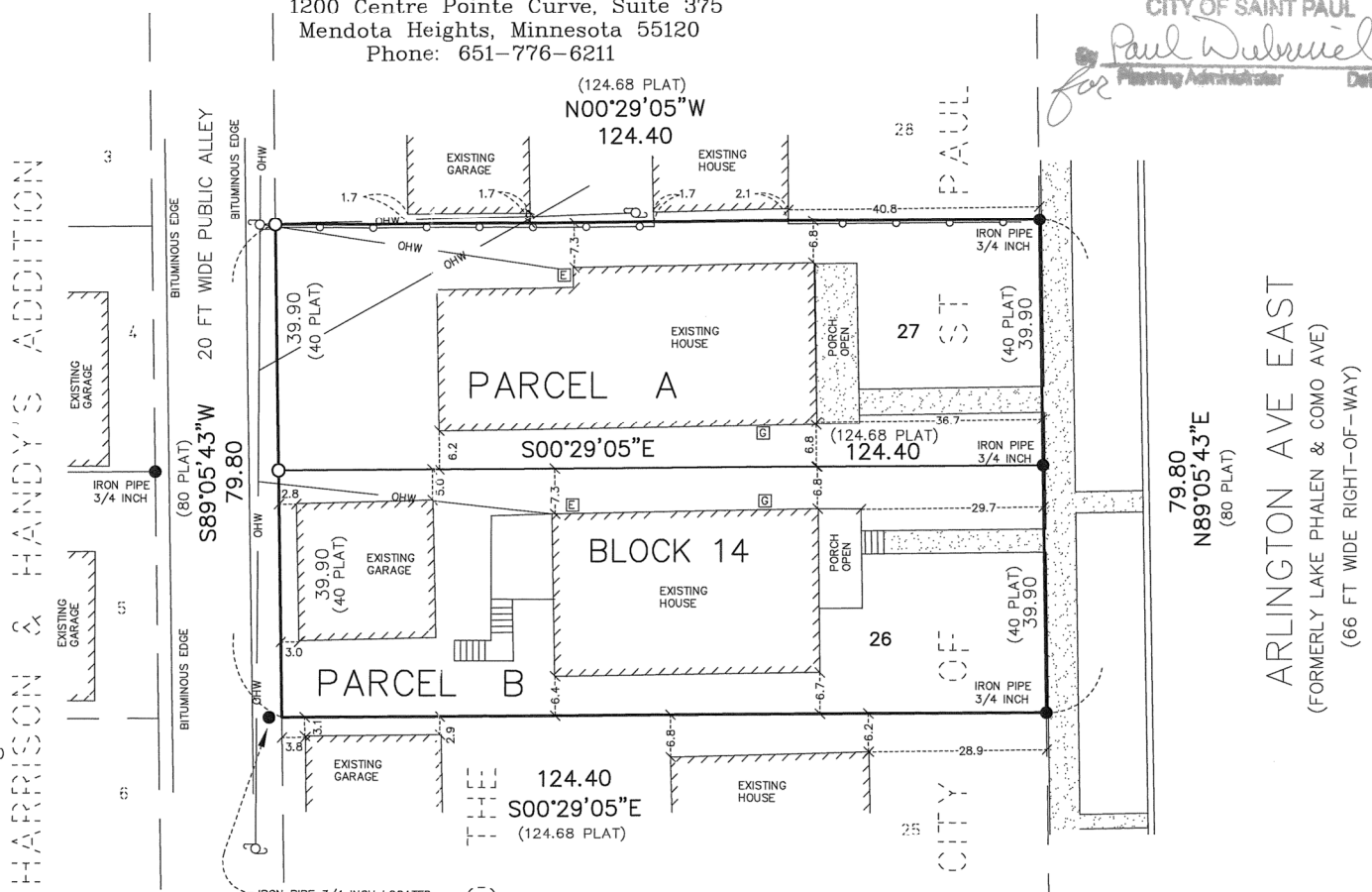
NOTES:

- DENOTES 12 INCH COMMON SPIKE SET WITH WASHER STAMPED RLS 16464 OR AS NOTED. TO BE SET AFTER LOT SPLIT APPROVAL
- DENOTES IRON MONUMENT FOUND SIZE, TYPE, & R.L.S. AS NOTED.
- Ⓛ DENOTES ELECTRIC METER
- Ⓜ DENOTES GAS METER
- DENOTES CHAIN LINK FENCE
- ⚡ DENOTES POWER POLE
- OHW— DENOTES OVERHEAD UTILITY WIRES
- DENOTES WROUGHT IRON FENCE
- ▨ DENOTES CONCRETE SURFACE

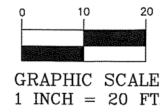
Areas:

Total Lot Area: 9,928 sq. ft. or 0.22 acres.
Proposed Lot Area Parcel A: 4964 sq. ft. or 0.11 acres.
Proposed Lot Area Parcel B: 4964 sq. ft. or 0.11 acres.

LAKE & LAND SURVEYING JOB NO. 2022.016 RP



124.40
S00°29'05"E
(124.68 PLAT)



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Jonathan L. Faraci
Jonathan L. Faraci
Registered Land Surveyor & Registered Engineer
Minnesota Registration No. 16464
Revised April 12, 2022
February 4, 2022



SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE GOODMAN, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

April 21, 2022

Tuuyen Dinh Tran & Lan Tuyet Tran
4711 Laura Lane
Shoreview, MN 55126

RE: 621- 625 Arlington Avenue East Lot Split – Final Approval
Zoning File #22-038-888

Dear Mr. and Mrs. Tran:

The proposed lot split shown on the certificate of survey by Jonathan Faraci, Lake and Land Surveying, dated April 12, 2022, for 621-625 Arlington Avenue East (PIN 20-29-22-13-0173) is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The Dept. of Public Works noted that the westerly parcel (Parcel B) will be issued the assigned address of 621 E Arlington, and the easterly parcel (Parcel A) will be issued the assigned address of 625 E Arlington.

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of lot split approval by the City of Saint Paul, which is required in order to record a lot split. It is the responsibility of the property owner to record the lot split with Ramsey County.

This approval by the Planning Administrator will expire two years from the date of this letter if you have not yet recorded the proposed lot split, unless the Planning Administrator (at your request) has granted an extension not to exceed one year as provided in Zoning Code § 61.105. Any interested party may appeal this decision by the Planning Administrator to the Planning Commission within ten days as provided in § 61.701.

If you have any questions, please contact me at 651-266-6583 or paul.dubruiel@ci.stpaul.mn.us.

Sincerely,

Paul Dubruiel, on behalf of the Planning Administrator

cc: Payne Phalen District 5 Planning Council
Pha Vue, Vue Residential Construction
Jim Brown, Department of Public Works
David Eide & Larry Zangs, Dept. of Safety and Inspections
Jonathan Faraci, Lake and Land Surveying

CITY OF SAINT PAUL
MELVIN CARTER, MAYOR

AN AFFIRMATIVE ACTION &
EQUAL OPPORTUNITY EMPLOYER

STPAUL.GOV

Need this translated? Call us at 651-266-6565
¿Necesita esta traducción? Comuníquese con nosotros al 651-266-6565.
Ma u baahan tahay tarjamaadaan Nago soo wac 651-266-6565.
Xav tau qhov no txhais los? Hu rau peb ntawm 651-266-6565.